



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: August 26, 2025

ROW #: 2025-DEDICATION-0000138 **SCHEDULE #:** 0128600087000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 32nd Avenue, located at the intersection of North Central Park Boulevard and East 32nd Avenue.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as East 32nd Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "Stapleton Filing 48 - 32nd Avenue Extension."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as East 32nd Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000138-001) HERE.

A map of the area to be dedicated is attached.

GB/KS/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel M. Lewis District #8
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Kathy Svecchovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000138

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: August 26, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as East 32nd Avenue, located at the intersection of North Central Park Boulevard and East 32nd Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. **Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Stapleton Filing No. 48 has recorded, and the developer was asked to dedicate a parcel of land as East 32nd Avenue.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Shontel M. Lewis, District # 8

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000138

Description of Proposed Project: Stapleton Filing No. 48 has recorded, and the developer was asked to dedicate a parcel of land as East 32nd Avenue.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as East 32nd Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

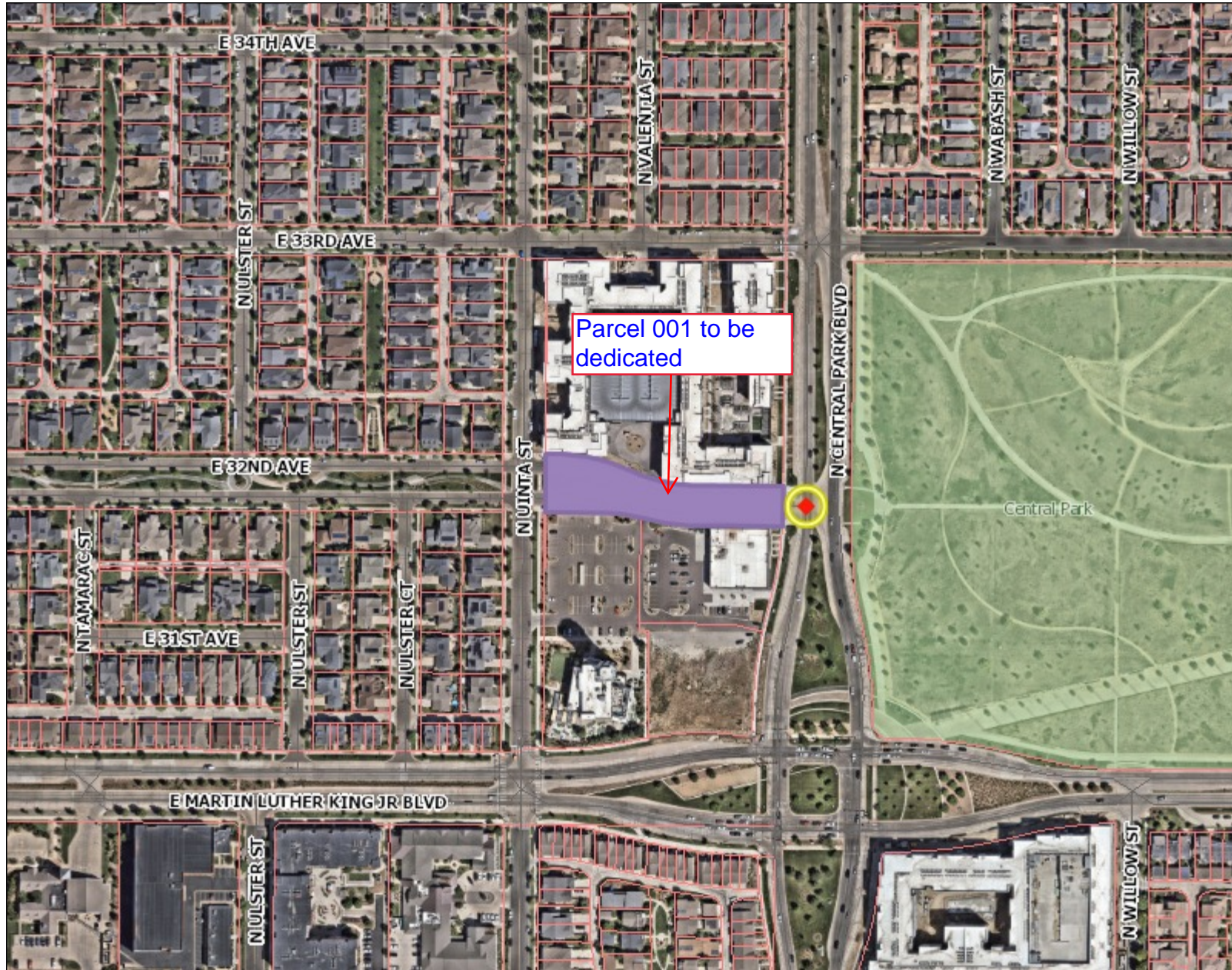
Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A




Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as East 32nd Avenue, as part of the development project called, "Stapleton Filing 48 - 32nd Avenue Extension."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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Legend

- Streets
- Alleys
-  County Boundary
-  Parcels
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks

579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 8/25/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000138-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - E 32ND AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067180 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 48, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



07/14/2025 08:56 AM

R \$43.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

SPECIAL WARRANTY DEED
(Stapleton Filing No. 48 – Tract A)

THIS DEED (“Deed”) is made this 26 day of June, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

Stapleton Filing No. 48

Tract A, Stapleton Filing No. 48,
City and County of Denver, State of Colorado.

RESERVING, however, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on or under the Property, to the extent owned by Grantor.

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on **Exhibit A** as attached hereto and incorporated by this reference.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

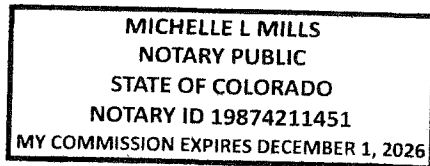
By: Tammi Holloway
Tammi Holloway, Assistant Secretary

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 26 day of June, 2025, by Tammi Holloway, as Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: _____



Notary Public

EXHIBIT A**PERMITTED EXCEPTIONS**

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:

Recording Date: January 8, 1999
Recording No.: Reception No. 9900004245

10. Terms, conditions, provisions, agreements and obligations contained in the Board of Councilmembers Map Amendment Findings as set forth below:

Recording Date: February 2, 1999
Recording No.: Reception No. 9900018658
And
Recording Date: August 1, 2000
Recording No.: Reception No. 2000109216

11. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Redevelopment General Development Plan – South Area as set forth below:

Recording Date: March 26, 2001
Recording No.: Reception No. 2001043010

12. Intentionally deleted.
13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:

Recording Date: October 4, 2001

Recording No.: Reception No. 2001167472

First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: May 10, 2002

Recording No.: Reception No. 2002086362

First Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: December 22, 2005

Recording No.: Reception No. 2005217062

Supplemental Declaration Subjecting Property to the Community Declaration:

Recording Date: February 8, 2006

Recording No.: Reception No. 2006025349

Supplemental Declaration Subjecting Property to the Community Declaration:

Recording Date: January 25, 2016

Recording No.: Reception No. 2016008901

Approval of Builder:

Recording Date: December 16, 2016

Recording No.: Reception No. 2016176498

14. Terms, conditions, provisions, agreements and obligations contained in the Letter as set forth below:

Recording Date: February 4, 2002
Recording No.: Reception No. 2002023239

Partial Release of Letter Agreement:

Recording Date: March 30, 2004
Recording No.: Reception No. 2004079818

15. Terms, conditions, provisions, agreements and obligations contained in the Recordation of Development Agreement as set forth below:

Recording Date: July 30, 2003
Recording No.: Reception No. 2003155981
And

Recording Date: June 30, 2003
Recording No.: Reception No. 2003129944
And

Recording Date: August 25, 2004
Recording No.: Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:

Recording Date: February 8, 2006
Recording No.: Reception No. 2006025348
And

Recording Date: January 25, 2016
Recording No.: Reception No. 2016008899

16. Intentionally deleted.
17. Intentionally deleted.
18. Intentionally deleted.
19. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Colorado, a Colorado municipal corporation to Stapleton Development Corporation recorded January 25, 2016 at Reception No. 2016008892.

Note: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded January 25, 2016 at Reception No. 2016008893 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded January 25, 2016 at Reception No. 2016008896.

20. Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:

Recording Date: April 4, 2016

Recording No.: Reception No. 2016042012

21. Terms, conditions, provisions, agreements and obligations contained in the Sublicense Agreement as set forth below:

Recording Date: April 4, 2016

Recording No.: Reception No. 2016042013

22. Any taxes or assessments by reason of the inclusion of the Land in the Westerly Creek Metropolitan District:

Recording Date: April 12, 2016

Recording No.: Reception No. 2016046316

Order for Inclusion:

Recording Date: October 30, 2018

Recording No.: Reception No. 2018140460

23. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. CR16-0512, Series of 2016, Accepting and approving the plat of Stapleton Filing No. 48 as set forth below:

Recording Date: August 3, 2016

Recording No.: Reception No. 2016102443

24. Easements, notes, terms, conditions, provisions, agreements and obligations as shown on the plat of Stapleton Filing No. 48:

Recording Date: August 4, 2016

Recording No.: Reception No. 2016102959